



## Centurion Way, Farington, Leyland

£200,000

Ben Rose Estate Agents are delighted to present to market this well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after village of Farington. Perfect for couples or families, this charming property enjoys a prime location close to Leyland, offering excellent access to highly regarded local schools, shops, and amenities. With fantastic travel connections via Leyland Train Station and the nearby M6 and M61 motorways, this home provides both convenience and accessibility.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. Directly ahead, you will enter the open-plan lounge/diner. The spacious lounge area features a beautiful bay window overlooking the front aspect, along with an open staircase leading to the upper level. The dining area offers ample space for a large family dining table, with double patio doors opening onto the rear garden. The lounge/diner flows seamlessly into the modern kitchen, which offers ample storage and features integrated appliances including a fridge, freezer, oven, hob, dishwasher, and washing machine.

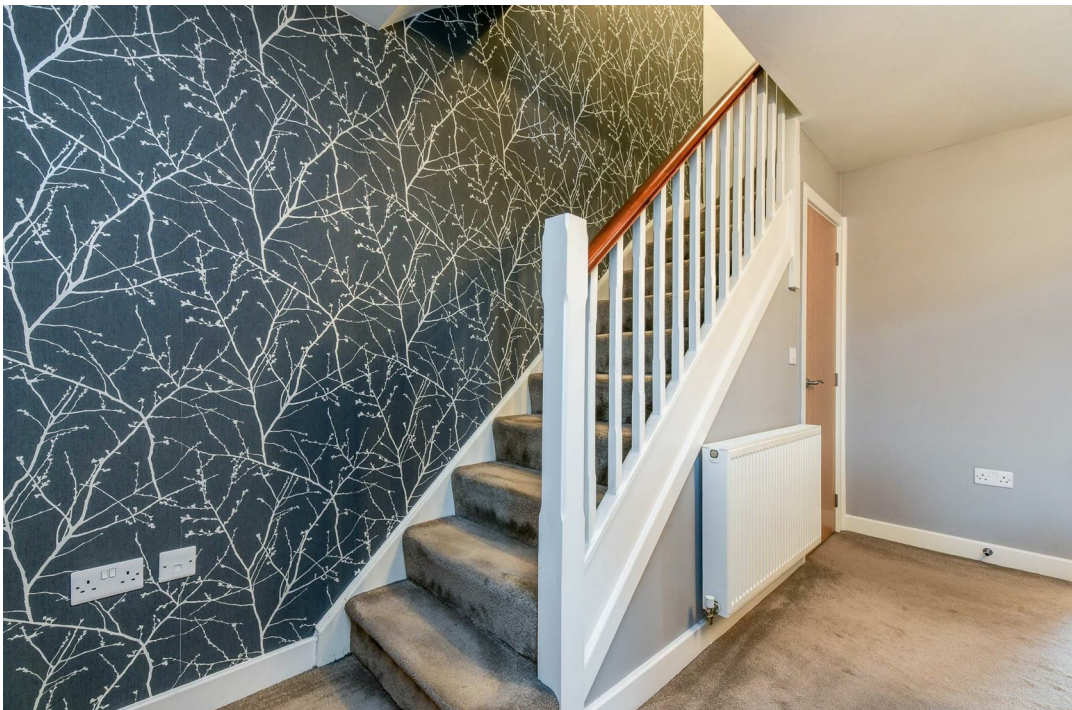
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. Additional storage is available on the landing, and the three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home is not overlooked to the front and features a private residential walkway leading to the front door. Secure, gated parking is available to the rear, with two allocated parking spaces for the property. The south-facing rear garden is well maintained and of a good size, offering a lawn and flagged patio, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





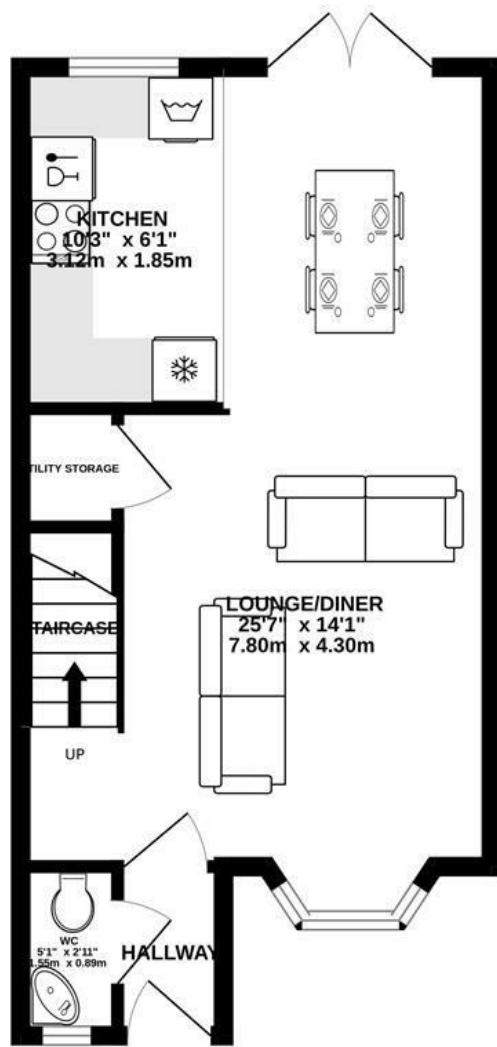




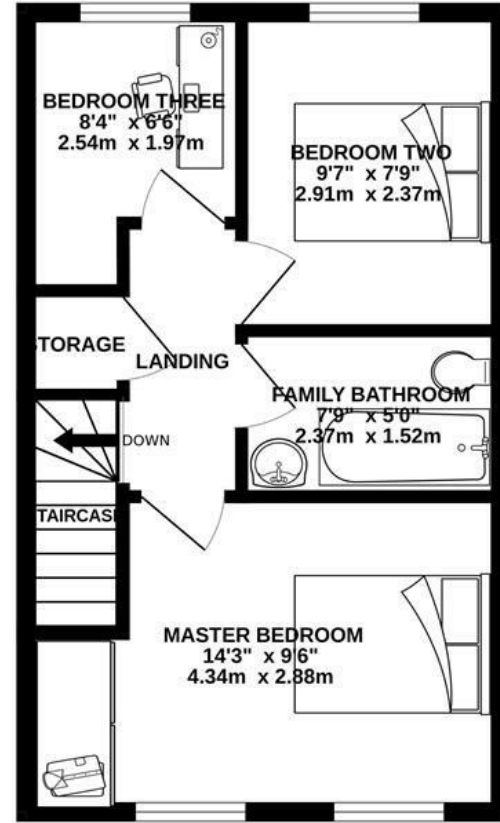




GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.

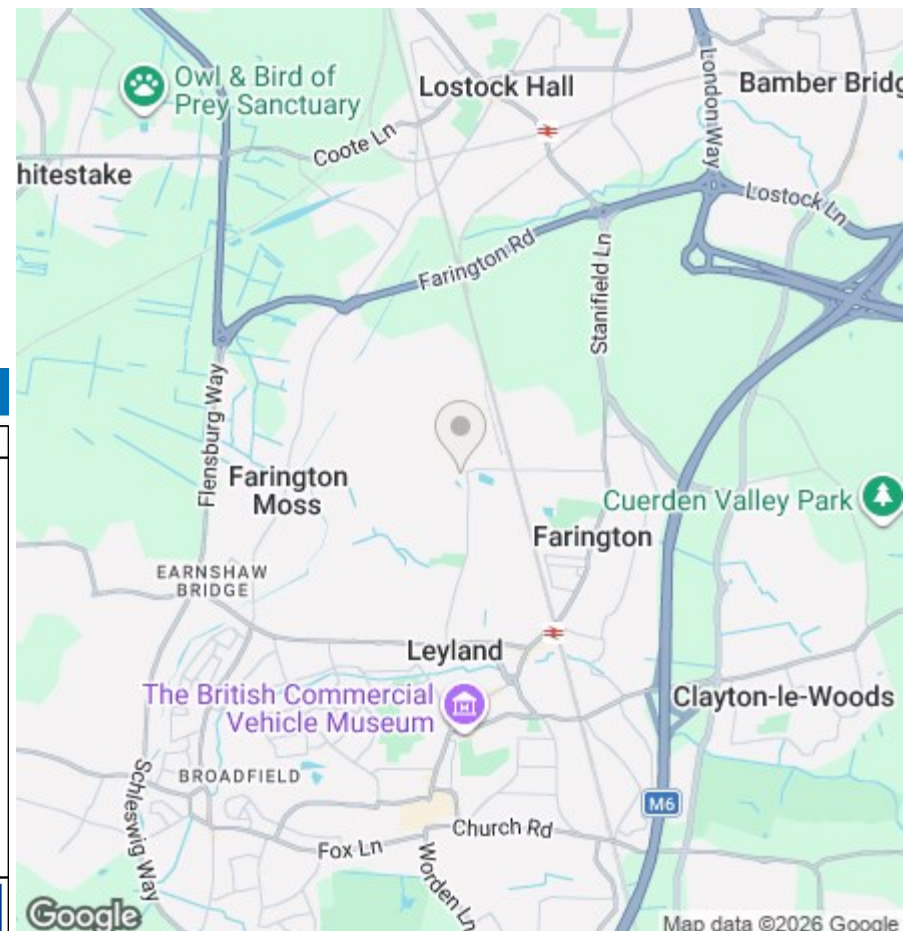


TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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